

2 Bedroom Apartment for Sale in Germasogeia, Limassol District

For sale an apartment on the ground floor of 86 m2 with a separate entrance and a private garden of 62 m2 for investment. At the moment it is leased (2-year contract) with a profit of 6% per year. Quiet location on a dead-end road. One of the most expensive and sought-after places in Limassol, just a minute from the Nicosia-Paphos highway and 5 minutes from the sea. The building is 10 years old. External thermal insulation with polystyrene, solar boiler and sun blinds. New air conditioners in every room, wooden floors, CCTV cameras and alarm systems. The apartment consists of 2 bedrooms with additional space for a study or a game room, a storage room of 5 m2 and covered parking. There are...

Property Info

Covered Area	148
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	122833
Property type	Apartment
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Germasogeia Region: **Limassol**

Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€9 800.00	Common expenses	None
		Price per SQM	€2 230.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
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Price change history

€330 000 on Jan 10, 2025

